122.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,800 / 909,800
					USE VALUE:	909,800 / 909,800
					ASSESSED:	909,800 / 909,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWARD INDEPENDENT
Owner 2:	LIVING & LEARNING INC.
Owner 3:	
Street 1:	20 EASTBROOK ROAD
Street 2:	EAST BROOK EXECUTIVE PARK
Twn/City:	DEDHAM
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02026 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Housing, Oth with a Old Style Building built about 1915, having primarily Stucco Exterior and 2452 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	5000.000	396,800		513,000	909,800
Total Card	0.115	396,800		513,000	909,800
Total Parcel	0.115	396,800		513,000	909,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.01 | /Parcel: 371.0

Legal Description

User Acct

78560

GIS Ref

GIS Ref

Insp Date

11/30/99

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 122.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	396,400	0	5,000.	513,000	909,400	909,400	Year End Roll	12/18/2019
2019	959	FV	317,900	0	5,000.	541,500	859,400	859,400	Year End Roll	1/3/2019
2018	959	FV	317,900	0	5,000.	399,000	716,900	716,900	Year End Roll	12/20/2017
2017	959	FV	317,900	0	5,000.	381,900	699,800	699,800	Year End Roll	1/3/2017
2016	905	FV	317,900	0	5,000.	353,400	671,300	671,300	Year End	1/4/2016
2015	905	FV	300,300	0	5,000.	296,400	596,700	596,700	Year End Roll	12/11/2014
2014	905	FV	300,300	0	5,000.	289,600	589,900	589,900	Year End Roll	12/16/2013
2013	905	FV	300,300	0	5,000.	275,900	576,200	576,200		12/13/2012

!9493!

PRINT

Date	Time
12/10/20	23:57:44

LAST REV

Date	Time
03/11/16	08:59:55
mmcmakin	
9493	

USER DEFINED

Prior Id # 1:	78560
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZELMAN SUSAN D	25635-491		9/7/1995		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2013	1598	Manual	12,500	C				
3/22/1996	73	Manual	10,000					NEW REAR STAIRWAY

ACTIVITY INFORMATION

Date	Result	By	Name
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/30/1999	Inspected	267	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	263	PATRIOT
8/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		5000		Sq. Ft.	Site		0	90.	1.14	10									513,000						513,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 513,000 | Spl Credit | Total: 513,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	3 - Aluminum	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23430717
Const Adj.:	1.03020000
Adj $ / SQ:	165.306
Other Features:	79500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	575060
Depreciation:	178269
Depreciated Total:	396792

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

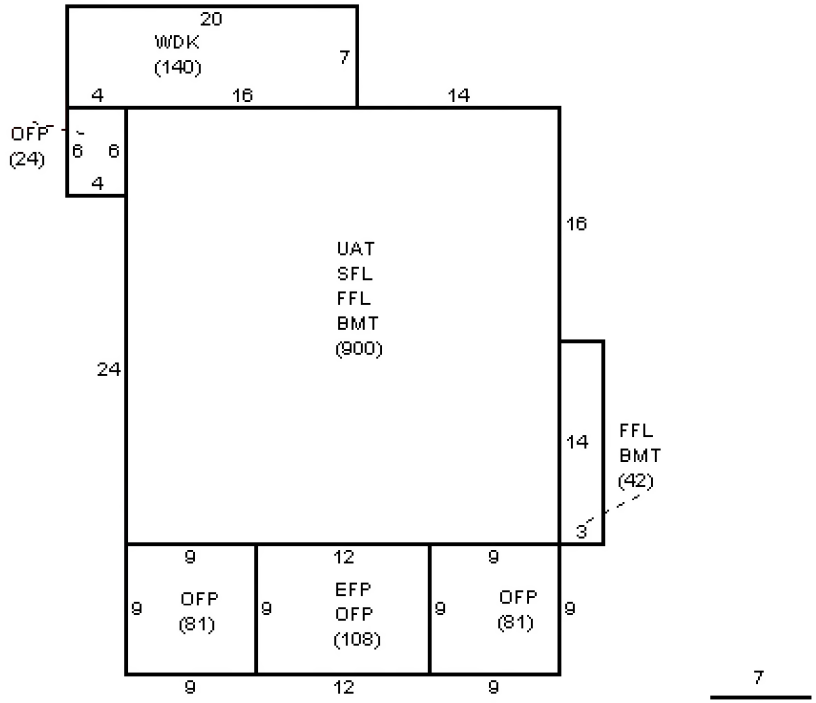
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	200.02
Special Features:	0	Val/Su Net:	113.18
Final Total:	396800	Val/Su SzAd	220.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	942	68.930	64,934
FFL	First Floor	942	165.310	155,718
SFL	Second Floor	855	165.310	141,336
OFP	Open Porch	294	22.780	6,697
UAT	Upper Attic	225	85.960	19,341
WDK	Deck	140	13.540	1,896
EFP	Enclos Porch	108	54.020	5,834

Net Sketched Area: 3,506 | Total: 395,756

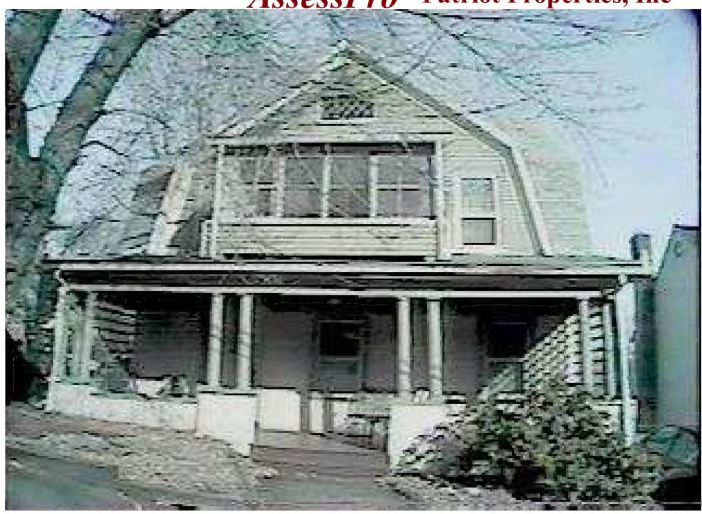
Size Ad 1797 | Gross Are 4226 | FinArea 2452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
SFL	95				
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: